



City of Santa Barbara
Planning Division

Memorandum

MEETING DATE: November 27, 2019

TO: Historic Landmarks Commission (HLC)

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: Staff Evaluation of proposed alterations

ADDRESS: 801 State Street

PROJECT: Proposal to rehabilitate the building to a 14 room hotel including an addition of a 3rd floor and 4th roof deck.

This memo prepared by the Urban Historian evaluates the proposed project on the historic resource by determining if the project follows the guidelines for alterations set forth by the Secretary of the Interior's Standards Treatment of Historic Properties. The purpose of this staff evaluation is to assist the Historic Landmarks Commission in the review of a project when Historic Structures/Sites Report (HSSR) is not required and to guide applicants and Commissioners appropriately towards avoiding or lessening project impacts. An Historic Structures/Sites Report was completed for the property and accepted by the HLC on 6/28/06. The report found the building to be a Structure of Merit and eligible for the California Register of Historic Resources. Preservation Planning Associates prepared an addendum Historic Structures/Sites Report that the Historic Landmarks Commission accepted on August 7, 2019, found the third addition meets the Secretary of the Interior Standards for Rehabilitation. Due to the minor changes to the proposal from the August 7, 2019 drawings, the Urban Historian evaluated the minor changes to the Secretary of the Interior Standards for Rehabilitation.

The proposed changes still comply with the secretary of the interior standards as evaluated in the Addendum with the following changes to the Standard # 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The changes from the project evaluated in the August 7, 2019, include elevator and additions for the roof deck, installation of horizontally divided light sets of doors in the 2nd floor original openings, to be compatible with the Spanish Colonial Revival style. These doors will contrast to the sets of doors in the third floor that will have single pane sets of door in the openings to distinguish the third floor from the original portion of the building as a new addition.

The additions are differentiated from the original building and are compatible with the historic materials, features, size, scale and proportion of the existing building. The revisions to the project still meet Standard #9.

URBAN HISTORIAN SUMMARY COMMENTS. No further addendum to the Historic Structures/Sites Report is necessary at this time as the proposed alterations do not have a negative impact on the building. The character defining features will remain in-tact on the streetscape and the third story addition with the extension for the roof deck are compatible with the original structure. The project may, therefore, qualify for a categorical exemption with a less than significant impact to the resource, if the HLC agrees with the above evaluation and conclusions. Should the project significantly change, another addendum to the Historic Structures/Sites Report may be required.

The proposed project will enhance the use of the building while restoring 1925 features on the original portion to return its historic integrity to the building. Because the proposed project meets the Secretary of the Interior's Standards, the impact level is considered less than significant (Class III). Photographic documentation prior to construction is required as well as detailed measured drawing and salvage of the deteriorated roof rafters, overhanging eaves and roof tiles in order to accurately recreate these character-defining features on the third floor.